

CASE NUMBER: 20SN0504

APPLICANT: Candis V. and Maurice T. Oxendine



**CHESTERFIELD COUNTY, VIRGINIA
BERMUDA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Hearing:

OCTOBER 23, 2019

BOS Time Remaining:

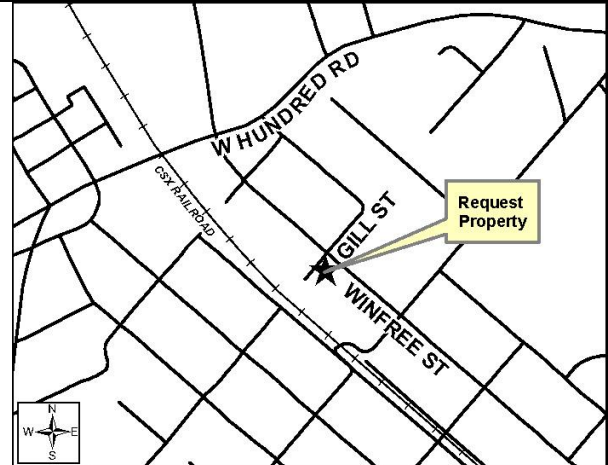
365 DAYS

Applicant's Contact:

CANDIS OXENDINE (804-677-2275)

Planning Department Case Manager:

DARLA ORR (804-717-6533)



0.5 Acres – 3901 Gill Street

REQUEST

Conditional use planned development to permit exceptions to square footage requirements for a detached accessory building in a Residential (R-7) Zoning District. Specifically, the proposed detached accessory structure would exceed the gross square footage of the dwelling.

Notes:

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Conditions and exhibits are located in Attachments 1 - 3.

SUMMARY

The applicant plans to construct a two-story detached garage on the request property. The proposed garage would contain 2,048 square feet which exceeds the square footage of the existing dwelling (1,813 square feet) by 235 square feet. The second story, while not an independent dwelling unit, would accommodate their son when he visits from college. The location of the structure on the property would comply with all other ordinance requirements.

RECOMMENDATIONS

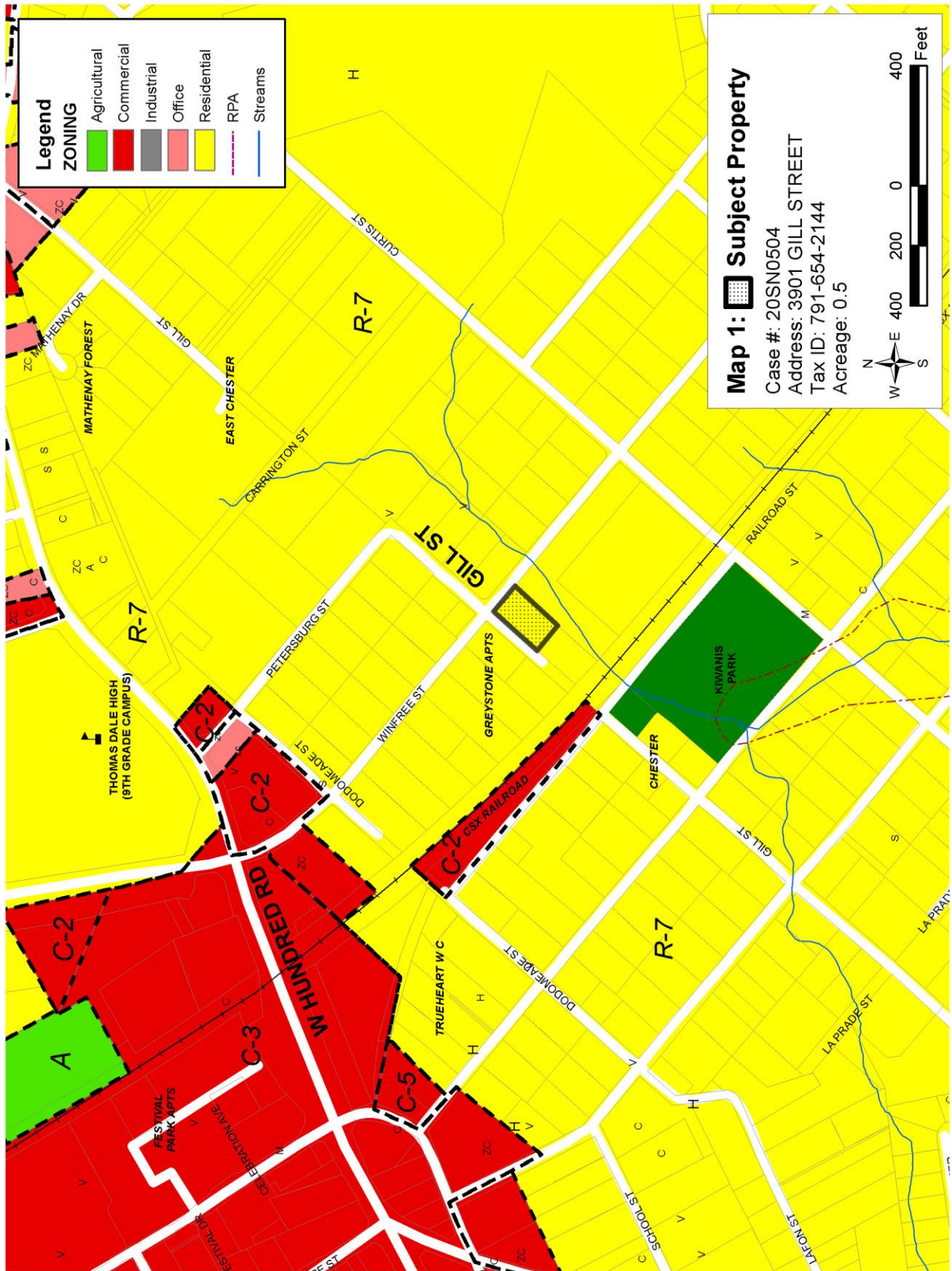
PLANNING
COMMISSION

APPROVAL

STAFF

APPROVAL

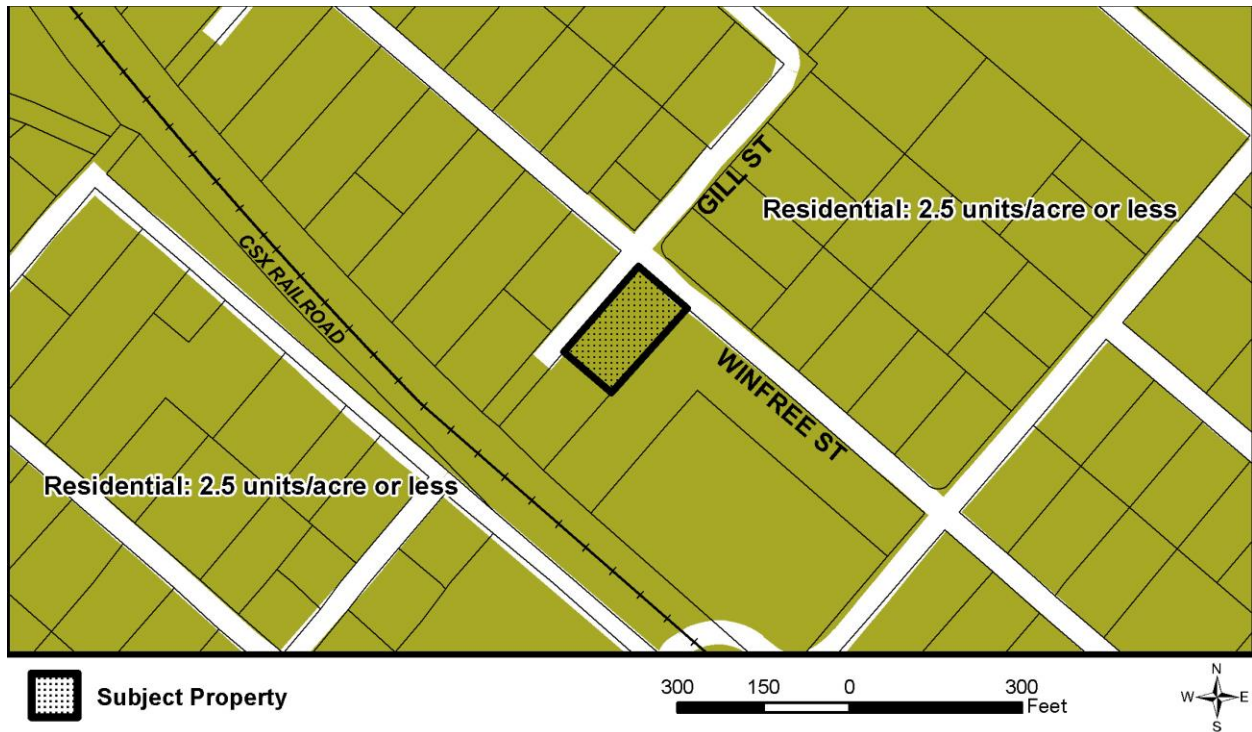
- Similar requests approved with no known adverse impacts
- Conditions ensure residential character maintained



Comprehensive Plan – THE CHESTER PLAN

Classification – Residential: 2.5 dwellings per acre or less

The designation suggests the property is appropriate for single family residential use of 2.5 units per acre or less.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Darla Orr (804-717-6533) orrd@chesterfield.gov

ZONING HISTORY

On December 15, 2010, the Board of Supervisors approved an amendment to the Zoning Ordinance relative to the size of accessory buildings in residential districts. Specifically, this amendment was intended to reduce the impact of very large accessory structures on area residential developments to maintain a relationship in scale with the primary dwelling. The resulting ordinance amendment limited the gross square footage of all accessory structures on a lot so as not to exceed that of the primary dwelling.

PROPOSAL

The request property contains a principal dwelling (1,813 square feet in area). The applicants propose to construct a 2,048 two-story accessory structure. The accessory structure would exceed the square footage of the principal dwelling by 235 square feet. The applicants seek approval of a Conditional Use Planned Development to permit construction of this accessory structure that would exceed the gross square footage of the dwelling.

While the accessory structure would exceed Ordinance standards related to square footage allowed, the large lot size (0.5 acre in Residential (R-7) District) and compliance with all other ordinance requirements (i.e. building setbacks) would reduce the visual impact of the proposed accessory structure. (Site Layout – Attachment 2)

As conditioned, the use should not adversely affect area residential uses. In addition, larger accessory structures have been approved in other residential areas on similarly situated parcels with no apparent adverse impact.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Chester Fire Station, Company Number 1
EMS Facility	The Chester Fire Station, Company Number 1

UTILITIES

Staff Contact: Matthew Rembold (706-7616) remboldm@chesterfield.gov

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	Yes	8"	Yes
Wastewater	Yes	8"	Yes

Additional Utility Comments:

The request for a detached structure larger than the principal dwelling will not impact the Utilities Department. The applicant has indicated that the detached structure will not meet the definition of a second dwelling unit, therefore, new separate connections to the county water and county wastewater systems are not required. This will be verified with the building permit application and subject to the requirements of the Chesterfield County Code of Ordinances at the time of such application.

The Utilities Department supports this case.

COUNTY TRANSPORTATION

Staff Contact: Steve Adams (804-748-1037) adamsst@chesterfield.gov

PARKS AND RECREATION

Staff Contact: Stuart Connock (804-751-4484) connocks@chesterfield.gov

SCHOOLS

Staff Contact: Atonja Allen (804-318-8740) atonja_allen@ccpsnet.net

ENVIRONMENTAL ENGINEERING

Staff Contact: Rebecca Ward (804-748-1028) WardR@chesterfield.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

7/9/19	Application submitted
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Planning Commission

9/17/19	<p>Citizen Comments No citizens spoke to this request</p> <p>Recommendation – APPROVAL SUBJECT TO THE CONDITION IN ATTACHMENT 1</p> <p>Motion: Sloan Second: Jones AYES: Jackson, Freye, Jones, Sloan and Stariha</p>
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The Board of Supervisors on Wednesday, October 23, 2019, beginning at 6:00 p.m., will consider this request.

CONDITION

Note: The following condition is recommended by both the Planning Commission and staff.

The gross square footage of all accessory structures on the lot shall not exceed 2,048 square feet. (P)

SITE LAYOUT

